Map	Block	Lot	CARD		
152.0	0009	0001.0	1 of 1	Residential	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,222,900	/	1,222,900
USE VALUE:	1,222,900	/	1,222,900
ASSESSED:	1,222,900	/	1,222,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
92		CEDAR AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SILBERMAN GERARD M/KATINA G	
Owner 2:		
Owner 3:		
Street 1:	92 CEDAR AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	HAIBLE JOHN R -
Owner 2:	-
Street 1:	92 CEDAR AVE
Twn/City:	ARLINGTON
St/Prov:	RI
Postal:	02476

Cntry:

NARRATIVE DESCRIPTION

This parcel contains 8,085 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Wood Shingle Exterior and 2842 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8085.000	685,000	7,900	530,000	1,222,900
Total Card	0.186	685,000	7,900	530,000	1,222,900
Total Parcel	0.186	685,000	7,900	530,000	1,222,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 430.30 | /Parcel: 430.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	101197
GIS Ref	
GIS Ref	
Insp Date	01/20/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 152.0-0009-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	685,000	7900	8,085.	530,000	1,222,900	1,222,900	Year End Roll	12/18/2019
2019	101	FV	522,600	8000	8,085.	496,900	1,027,500	1,027,500	Year End Roll	1/3/2019
2018	101	FV	521,500	8000	8,085.	410,800	940,300	940,300	Year End Roll	12/20/2017
2017	101	FV	521,500	8000	8,085.	377,700	907,200	907,200	Year End Roll	1/3/2017
2016	101	FV	521,500	8000	8,085.	344,500	874,000	874,000	Year End	1/4/2016
2015	101	FV	508,900	8100	8,085.	337,900	854,900	854,900	Year End Roll	12/11/2014
2014	101	FV	508,900	8100	8,085.	314,000	831,000	831,000	Year End Roll	12/16/2013
2013	101	FV	508,900	8100	8,085.	298,800	815,800	815,800		12/13/2012

!11958!

PRINT

Date	Time
12/11/20	02:05:00

LAST REV

Date	Time
04/09/18	11:40:37

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11958

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAIBLE JOHN R	49428-511		5/10/2007		990,000	No	No		
PIPKIN ANN/ALLE	43522-320		8/16/2004	Family	540,000	No	No		
BRITTAIN ADELAI	43522-315		8/16/2004	Family	1	No	No		
	12923-501		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	101197
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/1/2005	1115	Addition	400,000	C		G8	GR FY08	REMOD & BLD ADDITI

ACTIVITY INFORMATION

Date	Result	By	Name
1/20/2018	Meas/Inspect	HS	Hanne S
12/3/2008	MLS	MM	Mary M
11/8/2008	Meas/Inspect	189	PATRIOT
11/8/2008	Meas/Inspect	189	PATRIOT
7/12/2007	MLS	HC	Helen Chinal
12/29/2004	MLS	MM	Mary M
5/14/2000	Inspected	197	PATRIOT
11/23/1999	Measured	272	PATRIOT
7/21/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8085		Sq. Ft.	Site		0	80.	0.82	9									530,040						530,000	

Total AC/HA:	0.18561	Total SF/SM:	8085	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	

Total: 530,040 | Spl Credit | Total: 530,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G8	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	EX - Excellent	1.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.01945806
Const Adj.:	0.99989998
Adj $ / SQ:	127.420
Other Features:	108997
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	696183
Depreciation:	11139
Depreciated Total:	685044

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

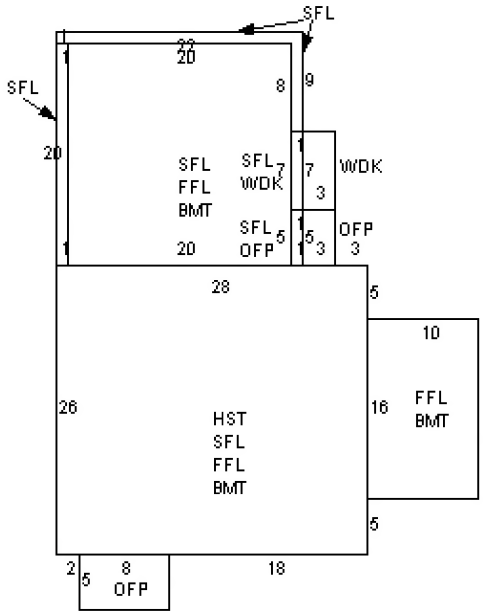
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	169.47
Special Features:	0	Val/Su Net:	162.40
Final Total:	685000	Val/Su SzAd	241.03

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,288	38.230	49,235
FFL	First Floor	1,288	127.420	164,116
SFL	Second Floor	1,190	127.420	151,629
HST	Half Story	364	127.420	46,381
OFP	Open Porch	60	44.000	2,640
WDK	Deck	28	16.000	448

Net Sketched Area:	4,218			Total:	414,449
Size Ad	2842	Gross Are	4582	FinArea	2842

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 152.0-0009-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	VG	VG	2000	21.25	T	7.6	101			7,900			7,900

More:	N	Total Yard Items:	7,900	Total Special Featues:		Total:	7,900